

Minutes  
Orange Beach Planning Commission  
November 14, 2021 4:00 PM  
Council Chambers - Orange Beach Municipal Complex  
4099 Orange Beach Boulevard

**A. CALL TO ORDER**

Chairman Stuart called the meeting to order at 4:00 PM.

**B. INVOCATION**

Commissioner Mitchell gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

Board Members Present:

Commissioner Bill Jeffries  
Commissioner Annette Mitchell  
Commissioner Pat Simpson  
Commissioner Jack Robertson  
Commissioner Glenn Smith  
Commissioner Matt Wilson  
Commissioner Nelson Bauer  
Vice Chairman Kathy Lindsey  
Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director  
Griffin Powell, Planner II  
Sherri Descalzo, P&Z Coordinator  
Sean Brumley, GIS Specialist  
Jamie Logan City Attorney

**E. APPROVAL OF AGENDA**

There were no changes to the agenda and the agenda stands approved as submitted.

**F. CONFLICTS OF INTEREST**

Jack Robertson stated he will recuse himself from Case No. 1104-SD-22.

**G. APPROVAL OF MINUTES AND CERTIFIED RECORDS**

There were no changes to the minutes and the minutes stand approved as submitted.

1. Approval of minutes from Planning Commission Work Session on October 10, 2022.
2. Approval of minutes from Planning Commission Regular Meeting on October 10, 2022.

## H. PUBLIC HEARINGS

### 1. Case No. 1101-SD-22 Phoenix Key, Phase One Subdivision

Phoenix Key LLC requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 4, 5, 6 and 7 of East Perdido Key, Phase One Subdivision into one lot. The property is located at 29040, 29050, 29060 and 29070 Perdido Beach Boulevard in the Multi-Family Residential High Density (RM-2) and Single-Family Residential (RS-1) zoning districts. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing.

John Brett, Brett Robinson, stated that Lots 4, 5, and 6 will be developed and Lot 7 will be deed restricted and undeveloped.

Chairman Stuart closed the public hearing and called for a vote.

*Motion to approve Preliminary and final Minor Subdivision subject to staff comments.*

Motion made and seconded (Lindsey/Simpson) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes.

**Approved (9-0)**

### 2. Case No. 1105-ZT-22, Zoning Text Amendments, Articles 4, 5, 8, 10, 12, and 15

The Community Development Department requests recommendation to City Council for approval of **Zoning Text Amendments** to modify Sections 4.02 (Requirements for Lot Area, Lot Width, and Other Factors), 4.03 (Minimum Setbacks), 5.06 (Number of Principal Buildings on Lot), 8.01 (Required Off-Street Parking), 10.0305 (Considerations in Reviewing Site Plans), 10.0306 (Beach Overlay District), 12.06 (Enforcement), and 15.0902 (Temporary Signs and Standards) of the Zoning Ordinance. Griffin Powell presented to the Planning Commission.

Meredith Harris, ReMax Orange Beach, stated the reduction of allowable real estate sign area is an added expense for realtors. She requested that the allowable real estate sign area be tied to the overall area of the site.

Chairman Stuart closed the public hearing.

Vice Chairman Lindsey asked if they could vote on all the amendments with the exception of the real estate sign area amendment.

Chairman Stuart called for a vote.

*Motion to recommend approval to City Council subject to staff comments with the exception of the real estate sign area component. The real estate sign area amendment to be deferred to the December Planning Commission meeting.*

Motion made and seconded (Lindsey/Mitchell) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes.

**Approved (9-0)**

## I. SITE PLAN REVIEWS

### 1. Case No. 1104-SP-22, Orange Beach Water Authority Conference Room Expansion

Mark D. Pavey, on behalf of the Orange Beach Water Authority, requests approval of **Site Plan Review** to add 700+ square feet to the existing building to expand the existing conference room. The property is located at 25097 Canal Road in the General Business (GB) zoning district. Commissioner Robertson recused himself and left the room. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one spoke.

Chairman Stuart closed the public hearing and called for a vote.

*Motion to approve Site Plan Review subject to staff comments.*

Motion made and seconded (Bauer/Smith) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Smith; yes, Commissioner Simpson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes.

**Approved (8-0)**

Commissioner Robertson was asked to return to the meeting.

## **J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

### **1. Case No. 1102-SD-22, Bickers Acres, Resubdivision of Lot 4 of the Resubdivision of Bickers Acres**

KO Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 4, Resubdivision of Bickers Acres, into two lots. The property is located at 5211 Carleton Lane North in the Single-Family Residential (RS-1) zoning district. Griffin Powell stated the applicant had not made 2<sup>nd</sup> deadline and is requesting a deferral.

*Motion to defer to the December 12, 2022 Planning Commission Meeting.*

Motion made and seconded (Mitchell/Simpson) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes.

**Approved (9-0)**

### **2. Case No. 1103-CU-22, Coastal Storage Suites**

Engineering Design Group, on behalf of Coastal Storage Solutions, requests recommendation to City Council for approval of **Conditional Use** for a self-service storage facility consisting of two buildings covering 12,500 square feet and 10 units. The property is located at the southwest corner of Money Bayou Drive and Sweetwater Drive in the General Business (GB) zoning district.

*Motion to defer to December 12, 2022 Planning Commission Meeting.*

Motion made and seconded (Mitchell/Bauer) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes.

**Approved (9-0)**

## **K. OTHER BUSINESS**

### **1. Election of Officers**

*Motion to nominate Robert Stuart as Chairman of the Orange Beach Planning Commission.*

Motion made and seconded (Mitchell/Lindsey) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, **Approved (8-0)**

Motion to nominate Kathy Lindsey as Vice-Chairman of the Orange Beach Planning Commission.

Motion made and seconded (Stuart/Wilson) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (8-0)**

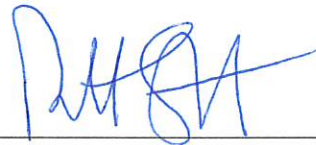
**L. PUBLIC COMMENTS**

**M. ADJOURN**

Adjourned at 4:42PM



Kit Alexander



Robert Stuart, Chairman